

**Montpelier Development Review Board Meeting
June 15, 2026**

Subject to review and approval

This public meeting was recorded, and the video will be available for viewing at this link:
<https://www.montpelier-vt.org/1094/CivicClerk>

Present: Robert Goodwin, Katharine Burgess, Alexandra Halasz, Elvira Dana, Bill Jolley, Mike Miller – staff, ORCA Media - recording.

Call to order: The meeting was called to order by the Chair, Rob Goodwin.

Staff to review remote meeting procedures and processes, related questions may be asked at this time: Staff gave a summary of how to participate in the hybrid model.

Approval of the agenda: Katharine made a motion to approve the agenda, Elvira seconded. The motion passed unanimously.

Comments from the Chair: Rob mentioned that a fire alarm interrupted the meeting and the hearing of the first two items on the agenda, so the items are still open.

0 (48) Northfield Street (parcel # 113-052001, between 52 Northfield Street and 1 Prospect Street)

Owner/Applicant: Elliot, LLC

Major site plan review for a new 3-story, 14 dwelling unit building with 12 space parking lot requiring DRC, and minimum parking and height waivers from DRB.

Jacob Walker was present for the application.

A neighbor spoke about their concerns about the steep slopes and the removal of trees.

Elvira made a motion to table the hearing to after agenda item 8, Katharine seconded. The motion passed on a 5-0 vote.

0 (64) Northfield Street (parcel # 113-056001, between 56 and 68 Northfield Street)

Owner/Applicant: Elliot, LLC

Major site plan review for a new 3-story, 14 dwelling unit building with a 12 space parking lot requiring DRC and minimum parking and height waivers from DRB.

Jacob Walker was present for the application and sworn in.

The application is for a minimum parking waiver (to 12 spaces) and waiver of the 40' maximum height.

This application is similar to the previous application, with the building angled 90 degrees to accommodate the parcel.

Alex made a motion to table the hearing to after agenda item 8, Elvira seconded. It will then be taken up in deliberative session. The motion passed on a 5-0 vote.

9 Heaton Street

Owner: Washington County Mental Health Services Applicant: Downstreet Housing and Community Development

Conditional use and major site plan review for major renovation to convert an existing structure into 20 dwelling units, including addition of elevator and stair tower with footprint and height waiver requirements.

Nicola Anderson, from Downstreet Housing, and Dan Wheeler, from GBA Architecture, were in attendance and sworn in.

The historic building is currently being used as offices. The exterior will be restored, and an addition will be created that houses an egress stairs and an elevator.

Lisa Mahoney, from 5 Heaton Street, spoke about how she and others in the community hadn't gotten the latest traffic study being referenced in this hearing.

Theresa Murray-Clausen spoke about the history of the house in her time living in the neighborhood.

Bill made a motion to continue this hearing to July 29th. There was a second. Katharine disagreed with tabling the application since she feels there is enough information to vote on it tonight. The motion carried.

Review meeting minutes from June 1, 2026: Elvira made a motion to approve the minutes as written, Katharine seconded. The motion passed unanimously.

Katharine made a motion to move into deliberative session, Elvira seconded. The board moved into deliberative session on a unanimous vote.

Respectfully submitted,

Tami Furry
Recording Secretary